HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: April 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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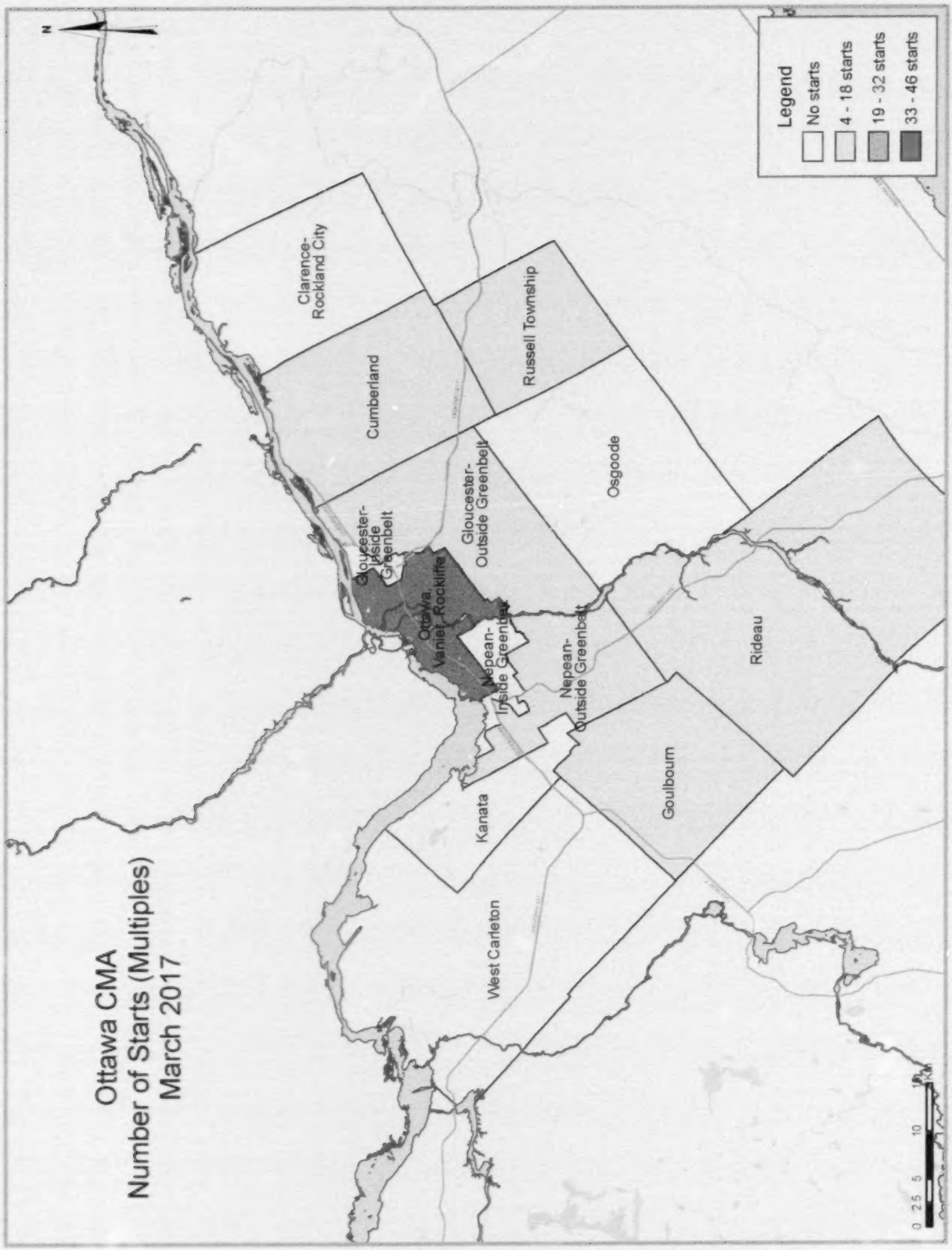
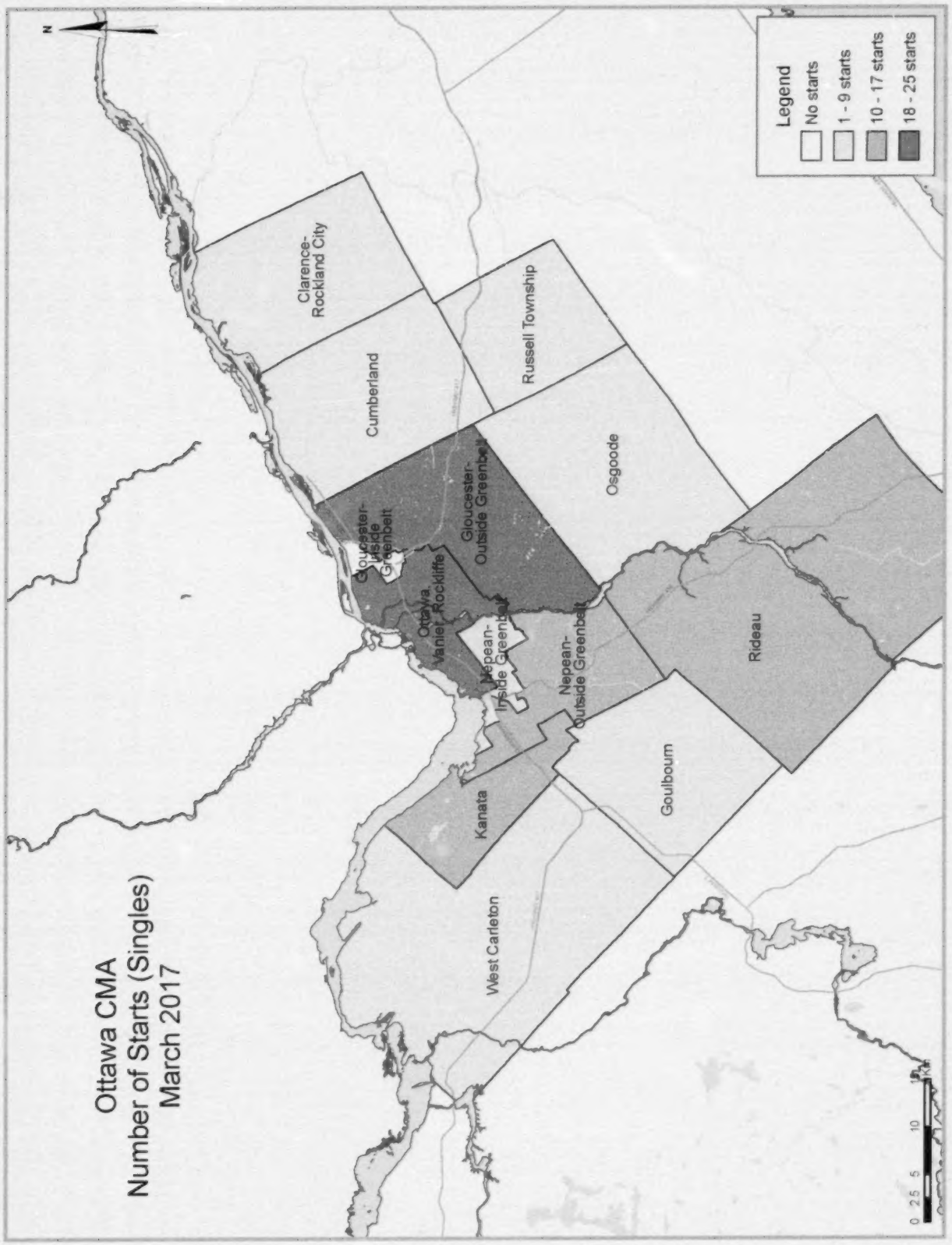
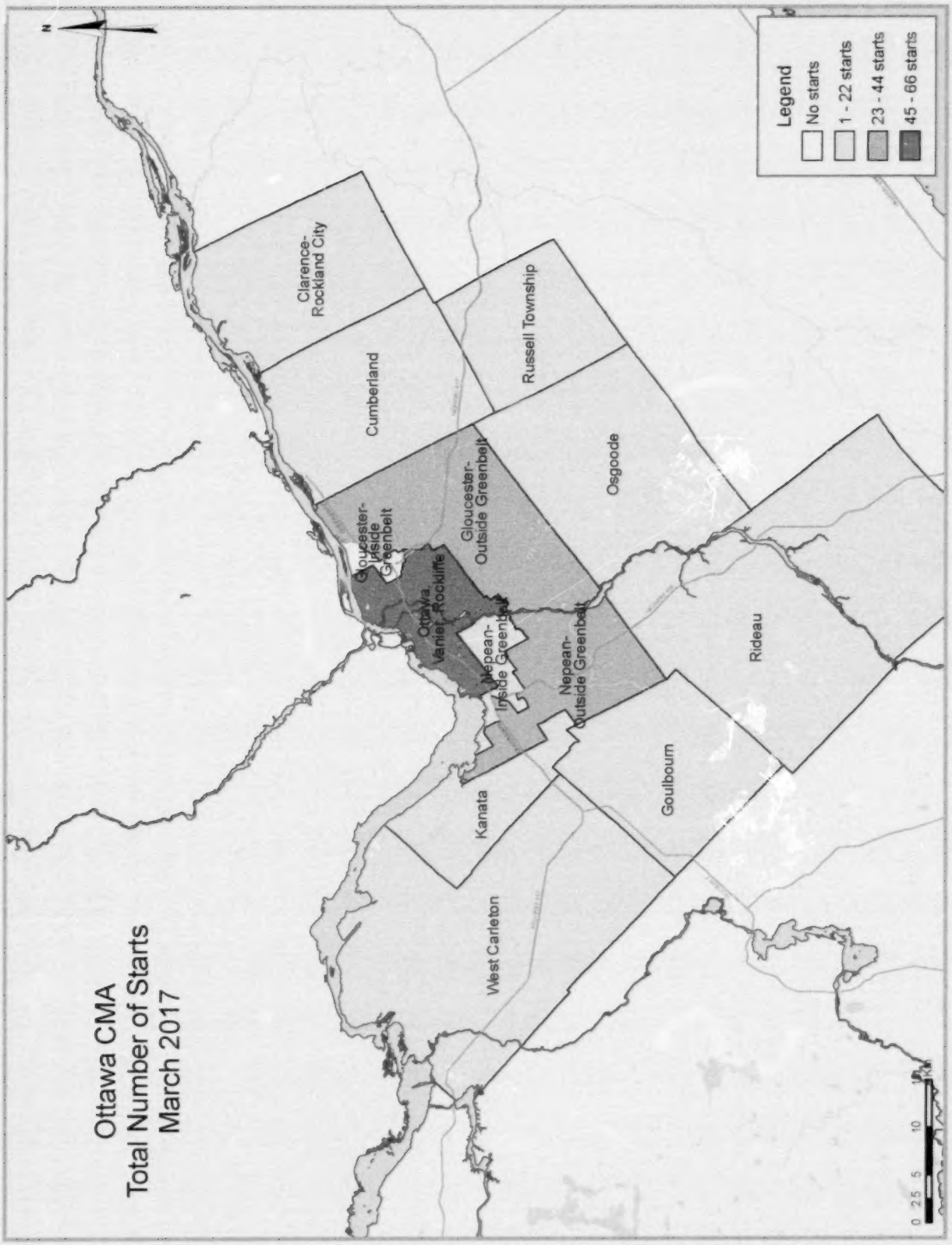
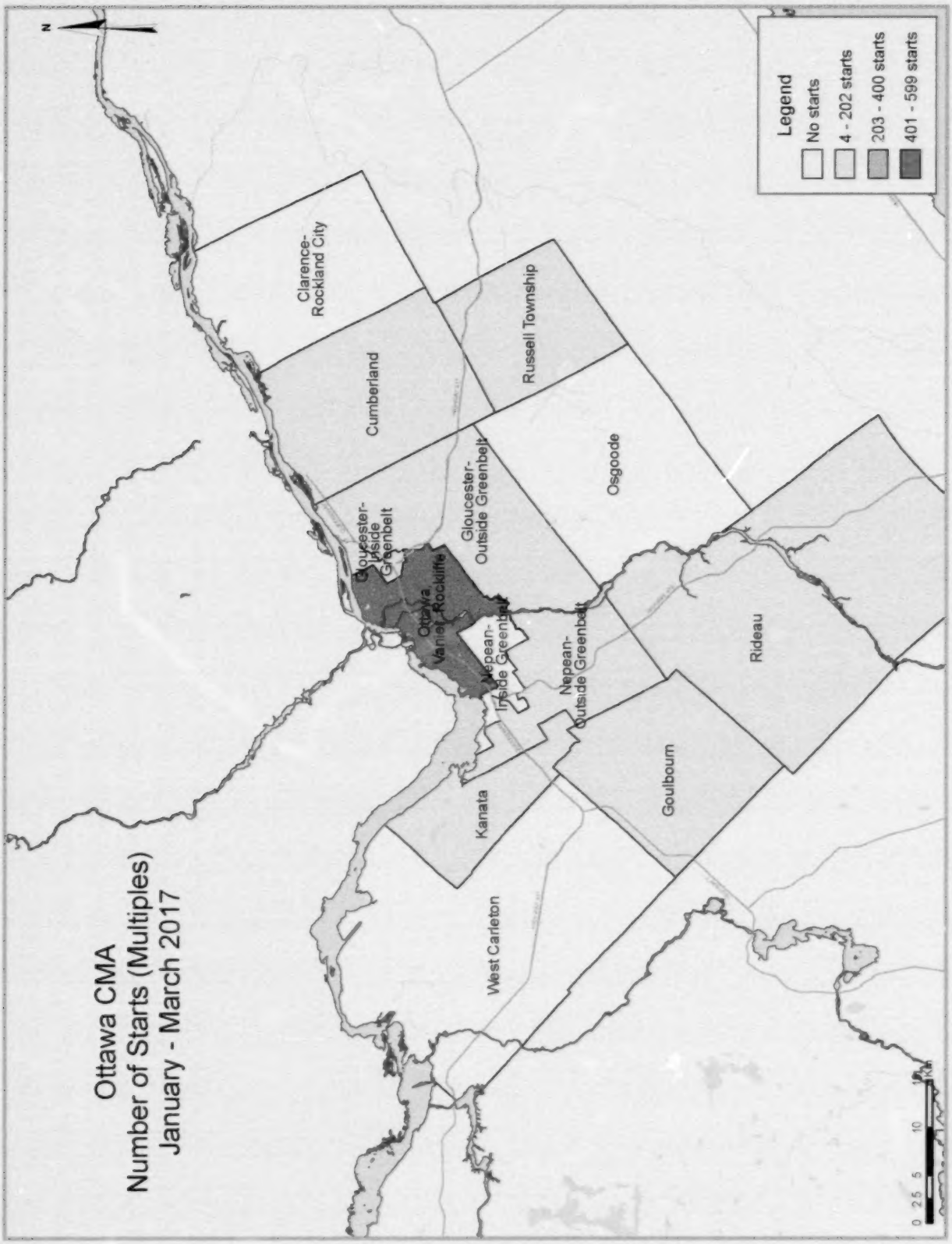
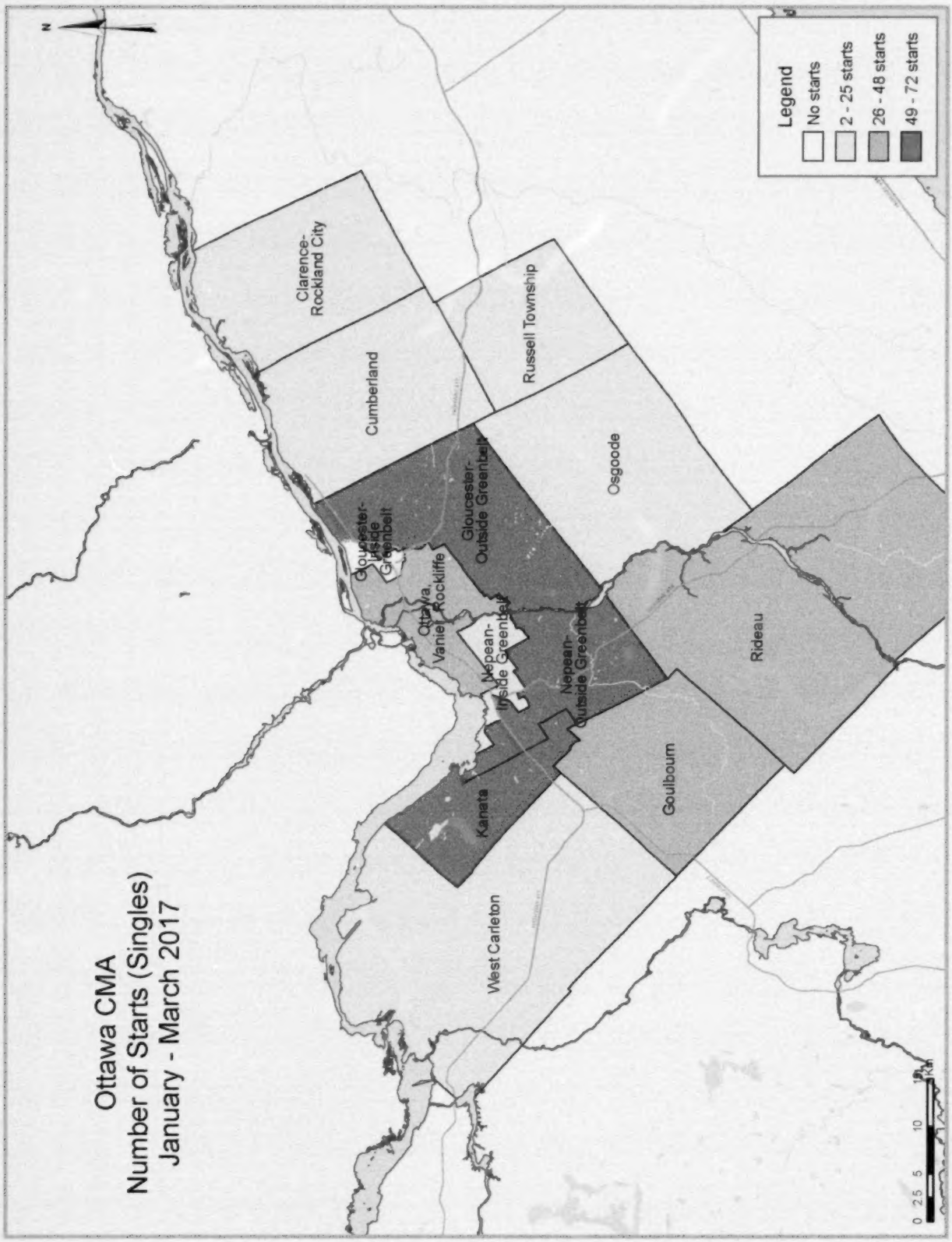
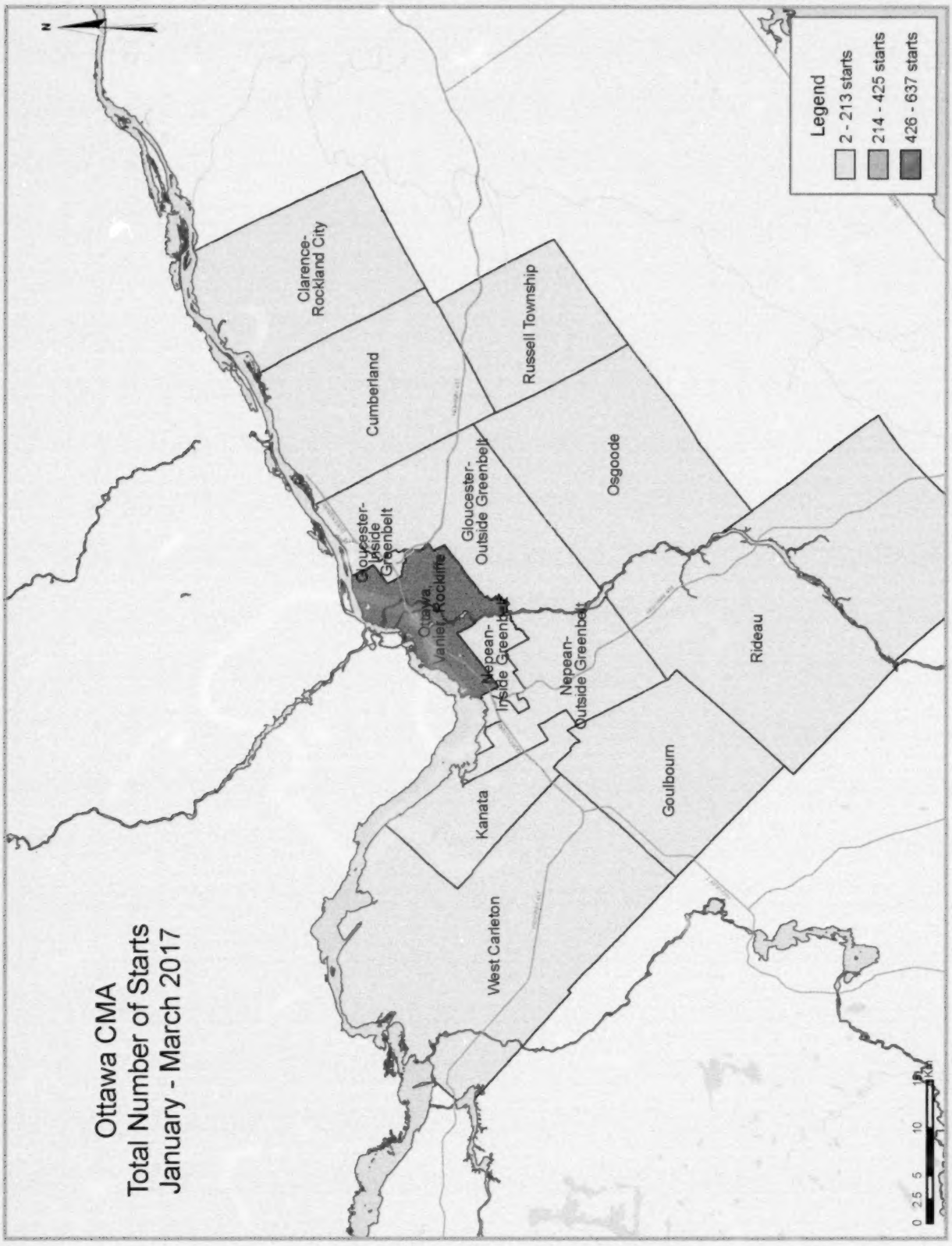

Ottawa CMA
Number of Starts (Multiples)
March 2017
N
Legend
No starts
4 - 18 starts
19 - 32 starts
33 - 46 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
km


Ottawa CMA
Number of Starts (Singles)
March 2017
N
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 25 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 20


Ottawa CMA
Total Number of Starts
March 2017
N
Legend
No starts
1 - 22 starts
23 - 44 starts
45 - 66 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Multiples)
January - March 2017
N
Legend
No starts
4 - 202 starts
203 - 400 starts
401 - 599 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - March 2017
Legend
No starts
2 - 25 starts
26 - 48 starts
49 - 72 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10


Ottawa CMA
Total Number of Starts
January - March 2017
N
Legend
2 - 213 starts
214 - 425 starts
426 - 637 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
Ottawa CMA[1]	February 2017	March 2017
Trend[2]	7,093	6,302
SAAR	8,788	3,833
	March 2016	March 2017
Actual		
March - Single-Detached	85	104
March - Multiples	165	107
March - Total	250	211
January to March - Single-Detached	203	325
January to March - Multiples	590	1,029
January to March - Total	793	1,354

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	104	12	52	0	0	0	0	43	211
March 2016	85	4	94	0	0	0	12	55	250
% Change	22.4	200.0	-44.7	n/a	n/a	n/a	-100.0	-21.8	-15.6
Year-to-date 2017	325	38	265	0	0	577	2	147	1,354
Year-to-date 2016	203	26	223	0	12	212	18	99	793
% Change	60.1	46.2	18.8	n/a	-100.0	172.2	-88.9	48.5	70.7
UNDER CONSTRUCTION									
March 2017	1,236	162	1,180	0	36	1,963	87	1,033	5,697
March 2016	1,056	102	1,079	0	20	1,279	35	855	4,426
% Change	17.0	58.8	9.4	n/a	80.0	53.5	148.6	20.8	28.7
COMPLETIONS									
March 2017	145	18	160	0	0	0	12	0	335
March 2016	117	12	148	0	0	12	7	28	324
% Change	23.9	50.0	8.1	n/a	n/a	-100.0	71.4	-100.0	3.4
Year-to-date 2017	383	48	438	0	0	24	22	26	941
Year-to-date 2016	459	36	330	0	0	421	11	40	1,297
% Change	-16.6	33.3	32.7	n/a	n/a	-94.3	100.0	-35.0	-27.4
COMPLETED & NOT ABSORBED									
March 2017	117	30	151	0	8	398	n/a	n/a	704
March 2016	132	41	190	0	2	600	n/a	n/a	965
% Change	-11.4	-26.8	-20.5	n/a	**	-33.7	n/a	n/a	-27.0
ABSORBED									
March 2017	147	18	154	0	0	69	n/a	n/a	388
March 2016	95	4	117	0	0	111	n/a	n/a	327
% Change	54.7	**	31.6	n/a	n/a	-37.8	n/a	n/a	18.7
Year-to-date 2017	389	52	448	0	1	141	n/a	n/a	1,031
Year-to-date 2016	424	20	296	0	0	435	n/a	n/a	1,175
% Change	-8.3	160.0	51.4	n/a	n/a	-67.6	n/a	n/a	-12.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
March 2017	98	8	52	0	0	0	0	43	201
March 2016	80	4	94	0	0	0	12	55	245
Ottawa, Vanier, Rockcliffe									
March 2017	20	4	0	0	0	0	0	42	66
March 2016	4	2	0	0	0	0	0	2	8
Nepean inside greenbelt									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
March 2017	11	2	16	0	0	0	0	0	29
March 2016	25	2	39	0	0	0	12	50	128
Gloucester inside greenbelt									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2017	25	0	8	0	0	0	0	0	33
March 2016	7	0	9	0	0	0	0	0	16
Kanata									
March 2017	16	0	0	0	0	0	0	0	16
March 2016	14	0	21	0	0	0	0	0	35
Cumberland									
March 2017	6	2	13	0	0	0	0	0	21
March 2016	7	0	4	0	0	0	0	0	11
Goulbourn									
March 2017	5	0	12	0	0	0	0	0	17
March 2016	15	0	21	0	0	0	0	3	39
West Carleton									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	2	0	0	0	0	0	0	0	2
Rideau									
March 2017	11	0	3	0	0	0	0	1	15
March 2016	2	0	0	0	0	0	0	0	2
Osgoode									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
March 2017	3	0	0	0	0	0	0	0	3
March 2016	2	0	0	0	0	0	0	0	2
Russell Township									
March 2017	3	4	0	0	0	0	0	0	7
March 2016	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
March 2017	104	12	52	0	0	0	0	43	211
March 2016	85	4	94	0	0	0	12	55	250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
March 2017	1,187	144	1,170	0	36	1,935	87	1,033	5,592
March 2016	1,019	100	1,073	0	20	1,251	35	855	4,353
Ottawa, Vanier, Rockcliffe									
March 2017	88	70	45	0	8	1,533	19	726	2,489
March 2016	69	50	32	0	0	848	23	749	1,771
Nepean inside greenbelt									
March 2017	21	0	0	0	0	60	0	0	81
March 2016	5	0	0	0	0	60	0	0	65
Nepean outside greenbelt									
March 2017	255	22	285	0	0	143	48	77	830
March 2016	209	26	341	0	0	150	12	50	788
Gloucester inside greenbelt									
March 2017	2	0	0	0	0	0	0	44	46
March 2016	2	0	0	0	0	0	0	22	24
Gloucester outside greenbelt									
March 2017	169	6	237	0	12	60	20	0	504
March 2016	112	4	232	0	20	38	0	28	434
Kanata									
March 2017	252	4	212	0	0	57	0	184	709
March 2016	331	2	231	0	0	79	0	0	643
Cumberland									
March 2017	101	12	232	0	16	34	0	0	395
March 2016	62	0	131	0	0	76	0	0	269
Goulbourn									
March 2017	107	14	134	0	0	36	0	0	291
March 2016	133	18	102	0	0	0	0	6	259
West Carleton									
March 2017	27	2	4	0	0	0	0	1	34
March 2016	29	0	4	0	0	0	0	0	33
Rideau									
March 2017	126	14	21	0	0	12	0	1	174
March 2016	29	0	0	0	0	0	0	0	29
Osgoode									
March 2017	39	0	0	0	0	0	0	0	39
March 2016	38	0	0	0	0	0	0	0	38
Clarence-Rockland City									
March 2017	32	2	0	0	0	0	0	0	34
March 2016	20	0	3	0	0	0	0	0	23
Russell Township									
March 2017	17	16	10	0	0	28	0	0	71
March 2016	17	2	3	0	0	28	0	0	50
Ottawa-Gatineau CMA (Ontario portion)									
March 2017	1,236	162	1,180	0	36	1,963	87	1,033	5,697
March 2016	1,056	102	1,079	0	20	1,279	35	855	4,426

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
March 2017	128	16	156	0	0	0	12	0	312
March 2016	105	10	145	0	0	12	7	8	287
Ottawa, Vanier, Rockcliffe									
March 2017	4	2	5	0	0	0	12	0	23
March 2016	6	10	0	0	0	0	7	8	31
Nepean inside greenbelt									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
March 2017	35	12	76	0	0	0	0	0	123
March 2016	11	0	22	0	0	0	0	0	33
Gloucester inside greenbelt									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2017	5	2	13	0	0	0	0	0	20
March 2016	13	0	19	0	0	0	0	0	32
Kanata									
March 2017	36	0	25	0	0	0	0	0	61
March 2016	33	0	55	0	0	0	0	0	88
Cumberland									
March 2017	16	0	4	0	0	0	0	0	20
March 2016	7	0	45	0	0	0	0	0	52
Goulbourn									
March 2017	14	0	16	0	0	0	0	0	30
March 2016	21	0	0	0	0	12	0	0	33
West Carleton									
March 2017	5	0	4	0	0	0	0	0	9
March 2016	0	0	4	0	0	0	0	0	4
Rideau									
March 2017	3	0	13	0	0	0	0	0	16
March 2016	4	0	0	0	0	0	0	0	4
Osgoode									
March 2017	8	0	0	0	0	0	0	0	8
March 2016	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
March 2017	7	0	4	0	0	0	0	0	11
March 2016	4	0	0	0	0	0	0	20	24
Russell Township									
March 2017	10	2	0	0	0	0	0	0	12
March 2016	8	2	3	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
March 2017	145	18	160	0	0	0	12	0	335
March 2016	117	12	148	0	0	12	7	28	324

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
March 2017	88	27	144	0	8	396	n/a	n/a	663
March 2016	106	26	187	0	2	595	n/a	n/a	916
Ottawa, Vanier, Rockcliffe									
March 2017	2	12	3	0	2	301	n/a	n/a	320
March 2016	3	10	2	0	2	465	n/a	n/a	482
Nepean inside greenbelt									
March 2017	0	0	0	0	0	35	n/a	n/a	35
March 2016	0	0	0	0	0	57	n/a	n/a	57
Nepean outside greenbelt									
March 2017	13	6	28	0	0	6	n/a	n/a	53
March 2016	16	10	50	0	0	17	n/a	n/a	93
Gloucester inside greenbelt									
March 2017	0	0	0	0	0	3	n/a	n/a	3
March 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
March 2017	23	2	56	0	6	35	n/a	n/a	122
March 2016	31	0	61	0	0	42	n/a	n/a	134
Kanata									
March 2017	18	0	14	0	0	2	n/a	n/a	34
March 2016	25	1	37	0	0	6	n/a	n/a	69
Cumberland									
March 2017	11	2	11	0	0	12	n/a	n/a	36
March 2016	11	0	31	0	0	0	n/a	n/a	42
Goulbourn									
March 2017	17	5	24	0	0	2	n/a	n/a	48
March 2016	19	3	4	0	0	5	n/a	n/a	31
West Carleton									
March 2017	0	0	3	0	0	0	n/a	n/a	3
March 2016	0	2	2	0	0	0	n/a	n/a	4
Rideau									
March 2017	4	0	5	0	0	0	n/a	n/a	9
March 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
March 2017	14	0	6	0	0	0	n/a	n/a	20
March 2016	9	0	0	0	0	0	n/a	n/a	9
Russell Township									
March 2017	15	3	1	0	0	2	n/a	n/a	21
March 2016	17	15	3	0	0	5	n/a	n/a	40
Ottawa-Gatineau CMA (Ontario portion)									
March 2017	117	30	151	0	8	398	n/a	n/a	704
March 2016	132	41	190	0	2	600	n/a	n/a	965

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
March 2017	132	17	153	0	0	69	n/a	n/a	371
March 2016	89	4	113	0	0	111	n/a	n/a	317
Ottawa, Vanier, Rockcliffe									
March 2017	4	4	2	0	0	50	n/a	n/a	60
March 2016	6	3	0	0	0	96	n/a	n/a	105
Nepean inside greenbelt									
March 2017	2	0	0	0	0	11	n/a	n/a	13
March 2016	3	0	0	0	0	5	n/a	n/a	8
Nepean outside greenbelt									
March 2017	35	9	75	0	0	3	n/a	n/a	122
March 2016	12	0	22	0	0	0	n/a	n/a	34
Gloucester inside greenbelt									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
March 2017	7	1	19	0	0	0	n/a	n/a	27
March 2016	7	0	20	0	0	1	n/a	n/a	28
Kanata									
March 2017	38	0	30	0	0	0	n/a	n/a	68
March 2016	32	0	45	0	0	0	n/a	n/a	77
Cumberland									
March 2017	16	1	3	0	0	0	n/a	n/a	20
March 2016	3	0	24	0	0	0	n/a	n/a	27
Goulbourn									
March 2017	13	2	14	0	0	5	n/a	n/a	34
March 2016	16	0	0	0	0	9	n/a	n/a	25
West Carleton									
March 2017	5	0	2	0	0	0	n/a	n/a	7
March 2016	0	0	2	0	0	0	n/a	n/a	2
Rideau									
March 2017	3	0	8	0	0	0	n/a	n/a	11
March 2016	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
March 2017	9	0	0	0	0	0	n/a	n/a	9
March 2016	7	1	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
March 2017	6	0	1	0	0	0	n/a	n/a	7
March 2016	2	0	0	0	0	0	n/a	n/a	2
Russell Township									
March 2017	9	1	0	0	0	0	n/a	n/a	10
March 2016	4	0	4	0	0	0	n/a	n/a	8
Ottawa-Gatineau CMA (Ontario portion)									
March 2017	147	18	154	0	0	69	n/a	n/a	388
March 2016	95	4	117	0	0	111	n/a	n/a	327

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Ottawa City	98	80	8	4	52	106	43	55	201	245	-18.0
Ottawa, Vanier, Rockcliffe	20	4	4	2	0	0	42	2	66	8	**
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	11	25	2	2	16	51	0	50	29	128	-77.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	25	7	0	0	8	9	0	0	33	16	106.3
Kanata	16	14	0	0	0	21	0	0	16	35	-54.3
Cumberland	6	7	2	0	13	4	0	0	21	11	90.9
Goulbourn	5	15	0	0	12	21	0	3	17	39	-56.4
West Carleton	1	2	0	0	0	0	0	0	1	2	-50.0
Rideau	11	2	0	0	3	0	1	0	15	2	**
Osgoode	2	3	0	0	0	0	0	0	2	3	-33.3
Clarence-Rockland City	3	2	0	0	0	0	0	0	3	2	50.0
Russell Township	3	3	4	0	0	0	0	0	7	3	133.3
Ottawa-Gatineau CMA (Ontario Portion)	104	85	12	4	52	106	43	55	211	250	-15.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	306	188	36	32	259	244	730	283	1,331	747	78.2
Ottawa, Vanier, Rockcliffe	38	14	10	28	3	0	586	150	637	192	**
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	66	38	2	2	55	65	0	50	123	155	-20.6
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	72	20	6	0	45	67	12	12	135	99	36.4
Kanata	56	50	2	0	6	33	79	43	143	126	13.5
Cumberland	9	20	10	0	107	58	12	0	138	78	76.9
Goulbourn	26	25	4	2	40	21	12	6	82	54	51.9
West Carleton	5	4	0	0	0	0	0	0	5	4	25.0
Rideau	27	8	2	0	3	0	7	0	39	8	**
Osgoode	5	8	0	0	0	0	0	0	5	8	-37.5
Clarence-Rockland City	14	10	0	0	0	3	0	0	14	13	7.7
Russell Township	5	5	4	0	0	0	0	28	9	33	-72.7
Ottawa-Gatineau CMA (Ontario Portion)	325	203	40	32	259	247	730	311	1,354	793	70.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Ottawa City	52	94	0	12	0	0	43	55
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	42	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	16	39	0	12	0	0	0	50
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	8	9	0	0	0	0	0	0
Kanata	0	21	0	0	0	0	0	0
Cumberland	13	4	0	0	0	0	0	0
Goulbourn	12	21	0	0	0	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	0	0	0	0	0	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	52	94	0	12	0	0	43	55

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	259	232	0	12	583	184	147	99
Ottawa, Vanier, Rockcliffe	3	0	0	0	541	129	45	21
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	53	0	12	0	0	0	50
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	45	67	0	0	12	12	0	0
Kanata	6	33	0	0	0	43	79	0
Cumberland	107	58	0	0	12	0	0	0
Goulbourn	40	21	0	0	12	0	0	6
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	0	0	0	6	0	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	0	0	0	0	0	28	0	0
Ottawa-Gatineau CMA (Ontario Portion)	259	235	0	12	583	212	147	99

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Ottawa City	158	178	0	0	43	67	201	245
Ottawa, Vanier, Rockcliffe	24	6	0	0	42	2	66	8
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	29	66	0	0	0	62	29	128
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	33	16	0	0	0	0	33	16
Kanata	16	35	0	0	0	0	16	35
Cumberland	21	11	0	0	0	0	21	11
Goulbourn	17	36	0	0	0	3	17	39
West Carleton	1	2	0	0	0	0	1	2
Rideau	14	2	0	0	1	0	15	2
Osgoode	2	3	0	0	0	0	2	3
Clarence-Rockland City	3	2	0	0	0	0	3	2
Russell Township	7	3	0	0	0	0	7	3
Ottawa-Gatineau CMA (Ontario Portion)	168	183	0	0	43	67	211	250

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	605	434	577	196	149	117	1,331	747
Ottawa, Vanier, Rockcliffe	51	36	541	129	45	27	637	192
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	123	93	0	0	0	62	123	155
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	121	75	12	24	2	0	135	99
Kanata	64	83	0	43	79	0	143	126
Cumberland	126	78	12	0	0	0	138	78
Goulbourn	70	48	12	0	0	6	82	54
West Carleton	5	4	0	0	0	0	5	4
Rideau	38	8	0	0	1	0	39	8
Osgoode	5	8	0	0	0	0	5	8
Clarence-Rockland City	14	13	0	0	0	0	14	13
Russell Township	9	5	0	28	0	0	9	33
Ottawa-Gatineau CMA (Ontario Portion)	628	452	577	224	149	117	1,354	793

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Ottawa City	128	106	18	16	166	145	0	20	312	287	8.7
Ottawa, Vanier, Rockcliffe	4	7	4	16	15	0	0	8	23	31	-25.8
Nepean inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Nepean outside greenbelt	35	11	12	0	76	22	0	0	123	33	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	5	13	2	0	13	19	0	0	20	32	-37.5
Kanata	36	33	0	0	25	55	0	0	61	88	-30.7
Cumberland	16	7	0	0	4	45	0	0	20	52	-61.5
Goulbourn	14	21	0	0	16	0	0	12	30	33	-9.1
West Carleton	5	0	0	0	4	4	0	0	9	4	125.0
Rideau	3	4	0	0	13	0	0	0	16	4	**
Osgoode	8	7	0	0	0	0	0	0	8	7	14.3
Clarence-Rockland City	7	4	0	0	4	0	0	20	11	24	-54.2
Russell Township	10	8	2	2	0	3	0	0	12	13	-7.7
Ottawa-Gatineau CMA (Ontario Portion)	145	118	20	18	170	148	0	40	335	324	3.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	341	422	56	36	444	327	50	441	891	1,226	-27.3
Ottawa, Vanier, Rockcliffe	27	25	16	26	15	10	26	393	84	454	-81.5
Nepean inside greenbelt	5	5	0	0	0	0	0	0	5	5	0.0
Nepean outside greenbelt	75	59	14	8	180	77	24	0	293	144	103.5
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	17	74	4	2	45	61	0	36	66	173	-61.8
Kanata	98	91	0	0	104	130	0	0	202	221	-8.6
Cumberland	37	54	4	0	33	45	0	0	74	99	-25.3
Goulbourn	39	85	16	0	46	0	0	12	101	97	4.1
West Carleton	10	2	2	0	8	4	0	0	20	6	**
Rideau	11	10	0	0	13	0	0	0	24	10	140.0
Osgoode	22	16	0	0	0	0	0	0	22	16	37.5
Clarence-Rockland City	22	19	0	0	4	0	0	20	26	39	-33.3
Russell Township	20	19	4	10	0	3	0	0	24	32	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	383	460	60	46	448	330	50	461	941	1,297	-27.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Ottawa City	156	145	10	0	0	12	0	8
Ottawa, Vanier, Rockcliffe	5	0	10	0	0	0	0	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	76	22	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	13	19	0	0	0	0	0	0
Kanata	25	55	0	0	0	0	0	0
Cumberland	4	45	0	0	0	0	0	0
Goulbourn	16	0	0	0	0	12	0	0
West Carleton	4	4	0	0	0	0	0	0
Rideau	13	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	20
Russell Township	0	3	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	160	148	10	0	0	12	0	28

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	434	327	10	0	24	421	26	20
Ottawa, Vanier, Rockcliffe	5	10	10	0	12	373	14	20
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	180	77	0	0	12	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	45	61	0	0	0	36	0	0
Kanata	104	130	0	0	0	0	0	0
Cumberland	33	45	0	0	0	0	0	0
Goulbourn	46	0	0	0	0	12	0	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	13	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	20
Russell Township	0	3	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	438	330	10	0	24	421	26	40

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Ottawa City	300	260	0	12	12	15	312	287
Ottawa, Vanier, Rockcliffe	11	16	0	0	12	15	23	31
Nepean inside greenbelt	2	3	0	0	0	0	2	3
Nepean outside greenbelt	123	33	0	0	0	0	123	33
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	32	0	0	0	0	20	32
Kanata	61	88	0	0	0	0	61	88
Cumberland	20	52	0	0	0	0	20	52
Goulbourn	30	21	0	12	0	0	30	33
West Carleton	9	4	0	0	0	0	9	4
Rideau	16	4	0	0	0	0	16	4
Osgoode	8	7	0	0	0	0	8	7
Clarence-Rockland City	11	4	0	0	0	20	11	24
Russell Township	12	13	0	0	0	0	12	13
Ottawa-Gatineau CMA (Ontario Portion)	323	277	0	12	12	35	335	324

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	819	774	24	421	48	31	891	1,226
Ottawa, Vanier, Rockcliffe	36	50	12	373	36	31	84	454
Nepean inside greenbelt	5	5	0	0	0	0	5	5
Nepean outside greenbelt	269	144	12	0	12	0	293	144
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	66	137	0	36	0	0	66	173
Kanata	202	221	0	0	0	0	202	221
Cumberland	74	99	0	0	0	0	74	99
Goulbourn	101	85	0	12	0	0	101	97
West Carleton	20	6	0	0	0	0	20	6
Rideau	24	10	0	0	0	0	24	10
Osgoode	22	16	0	0	0	0	22	16
Clarence-Rockland City	26	19	0	0	0	20	26	39
Russell Township	24	32	0	0	0	0	24	32
Ottawa-Gatineau CMA (Ontario Portion)	869	825	24	421	48	51	941	1,297

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
March 2017	0	0.0	45	40.9	29	26.4	10	9.1	26	23.6	110	-	517,094
March 2016	1	1.5	25	36.8	29	42.6	4	5.9	9	13.2	68	-	-
Year-to-date 2017	0	0.0	99	35.9	83	30.1	30	10.9	64	23.2	276	485,000	527,680
Year-to-date 2016	2	0.6	155	47.7	116	35.7	23	7.1	29	8.9	325	457,500	488,309
Ottawa, Vanier, Rockcliffe													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Nepean inside greenbelt													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
March 2017	0	0.0	12	34.3	10	28.6	6	17.1	7	20.0	35	-	-
March 2016	0	0.0	6	50.0	4	33.3	1	8.3	1	8.3	12	-	-
Year-to-date 2017	0	0.0	26	35.1	23	31.1	9	12.2	16	21.6	74	540,000	547,782
Year-to-date 2016	0	0.0	22	40.0	20	36.4	8	14.5	5	9.1	55	-	-
Gloucester inside greenbelt													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
March 2017	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	-	-
March 2016	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	-	-
Year-to-date 2017	0	0.0	0	0.0	9	52.9	5	29.4	3	17.6	17	-	-
Year-to-date 2016	1	1.8	32	58.2	13	23.6	5	9.1	4	7.3	55	-	468,570
Kanata													
March 2017	0	0.0	18	48.6	7	18.9	3	8.1	9	24.3	37	-	-
March 2016	0	0.0	12	38.7	13	41.9	1	3.2	5	16.1	31	-	-
Year-to-date 2017	0	0.0	38	39.2	24	24.7	10	10.3	25	25.8	97	445,000	538,195
Year-to-date 2016	0	0.0	45	50.6	26	29.2	6	6.7	12	13.5	89	-	-
Cumberland													
March 2017	0	0.0	11	73.3	3	20.0	0	0.0	1	6.7	15	-	-
March 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	21	63.6	10	30.3	1	3.0	1	3.0	33	-	420,081
Year-to-date 2016	0	0.0	27	58.7	18	39.1	1	2.2	0	0.0	46	-	-
Goulbourn													
March 2017	0	0.0	4	40.0	5	50.0	0	0.0	1	10.0	10	-	-
March 2016	0	0.0	5	38.5	7	53.8	0	0.0	1	7.7	13	-	-
Year-to-date 2017	0	0.0	13	36.1	14	38.9	4	11.1	5	13.9	36	545,000	503,876
Year-to-date 2016	0	0.0	28	40.0	38	54.3	2	2.9	2	2.9	70	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Osgoode													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
March 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	1	14.3	3	42.9	0	0.0	3	42.9	7	-	-
Year-to-date 2016	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Clarence-Rockland City													
March 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	300,850
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Russell Township													
March 2017	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	-
March 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	-	-
Year-to-date 2016	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	-	-
Ottawa-Gatineau CMA (Ontario portion)													
March 2017	2	1.7	50	42.7	29	24.8	10	8.5	26	22.2	117	460,000	508,732
March 2016	1	1.4	27	38.6	29	41.4	4	5.7	9	12.9	70	470,000	488,785
Year-to-date 2017	9	3.0	110	36.8	86	28.8	30	10.0	64	21.4	299	475,000	515,464
Year-to-date 2016	5	1.5	166	48.8	117	34.4	23	6.8	29	8.5	340	450,000	476,409

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2017						
Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	517,094	-	n/a	527,680	488,309	8.1
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	547,782	-	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	-	n/a	-	468,570	n/a
Kanata	-	-	n/a	538,195	-	n/a
Cumberland	-	-	n/a	420,081	-	n/a
Goulbourn	-	-	n/a	503,876	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	-	n/a	300,850	-	n/a
Russell Township	-	-	n/a	-	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	508,732	488,785	4.1	515,464	476,409	8.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

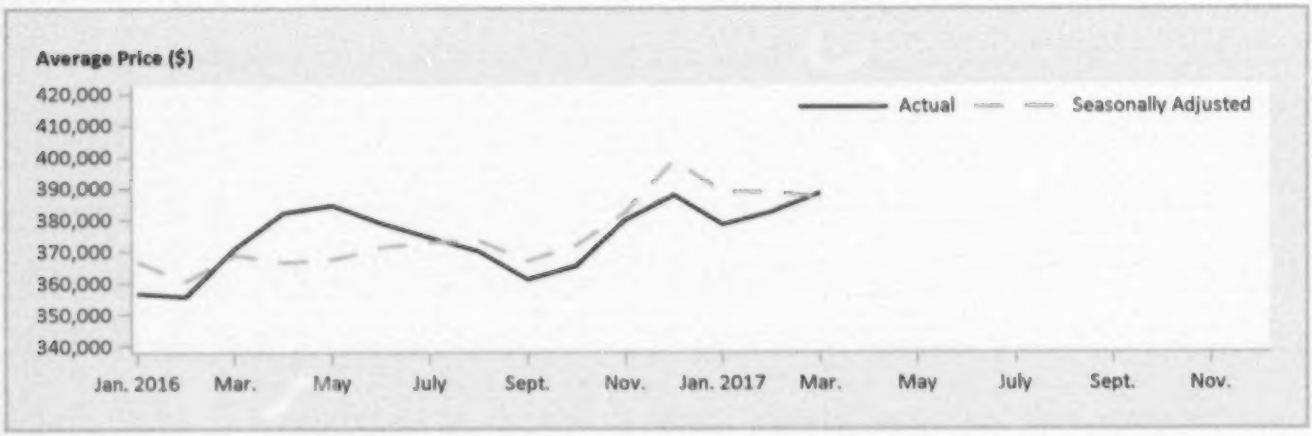


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

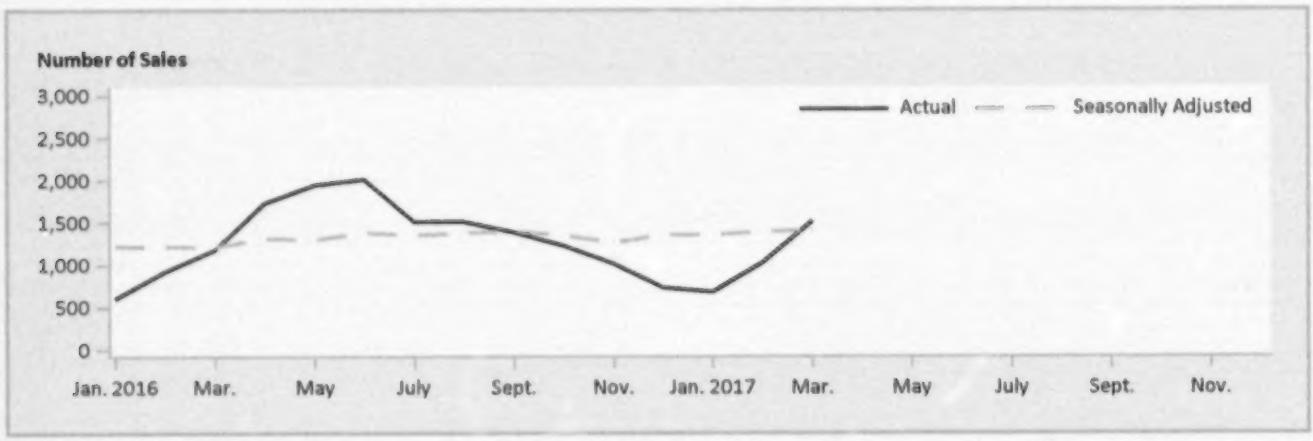
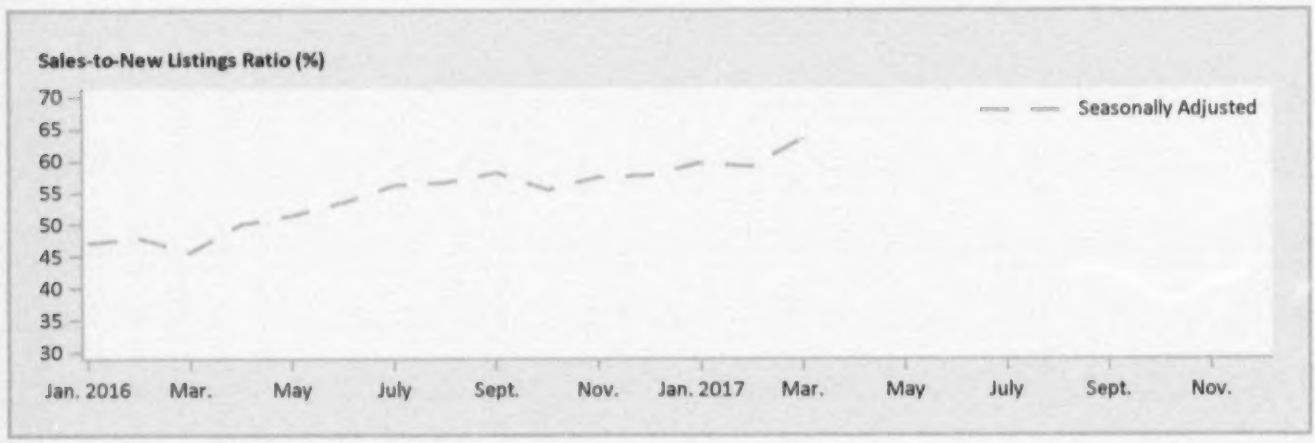


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64		129.5	553	5.0	68.9	1,080
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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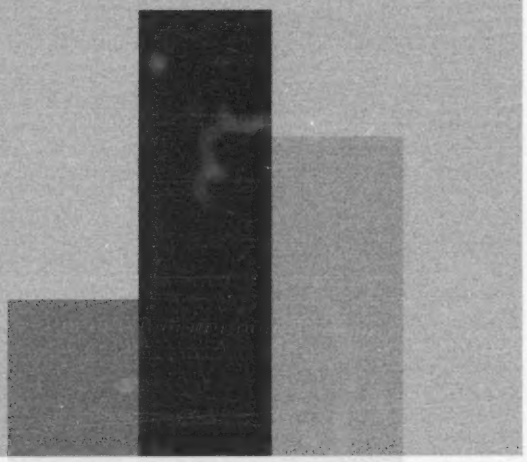

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